



3 CHARCOT ROAD

Colindale, NW9 5HG

Takeaway/restaurant available on assignment with a fitted kitchen.

505 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	505 sq ft
Passing Rent	£41,423 per annum
Premium	£30,000
Business Rates	We understand the property is exempt of business rates. Applicants should make their own enquiries to Barnet Council.
Service Charge	N/A
VAT	Applicable
EPC Rating	B (45)

Key Features

- Within 100 metres of Colindale Station (Northern Line)
- Fully fitted kitchen
- Prominent corner positioning
- Wood effect flooring
- Situated in a modern residential development
- CCTV
- Modern interior
- Large windows offering plenty of natural light
- WC

Description

This property consists of an open seating area with wood effect flooring and plenty of light offered by floor to ceiling windows, a fitted open kitchen/ serving area with stainless steel fittings, a storage room, and a WC. Other benefits include CCTV cameras installed, and attractive lighting fixtures.

The property has been finished to a good standard reflecting the modern style of the surrounding development.

Location

Situated on a prominent corner within 100 metres of Colindale Station (Northern Line) this property is well serviced by local bus routes and benefits from the local amenities on Colindale Avenue and Edgware Road (A5) which is a short walk away.

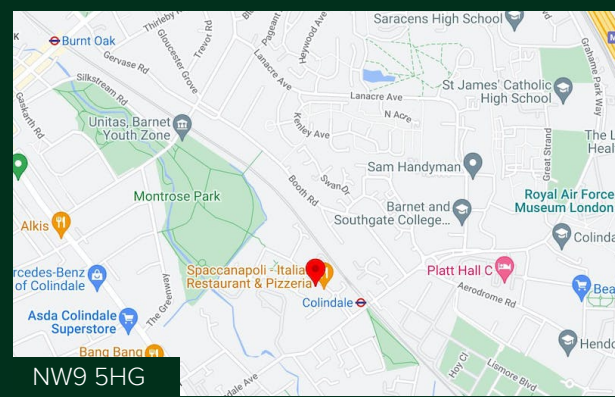
Lease details

This property is available under assignment of a 10 year lease signed in August 2018. This lease has been contracted outside of the Landlord and Tenant Act [1954] and has no break clauses. There is a rent review in 2026.

A new 10 year lease can also be arranged through the landlord.

Video

- Video Tour - <https://vimeo.com/738259651>



Viewing & Further Information

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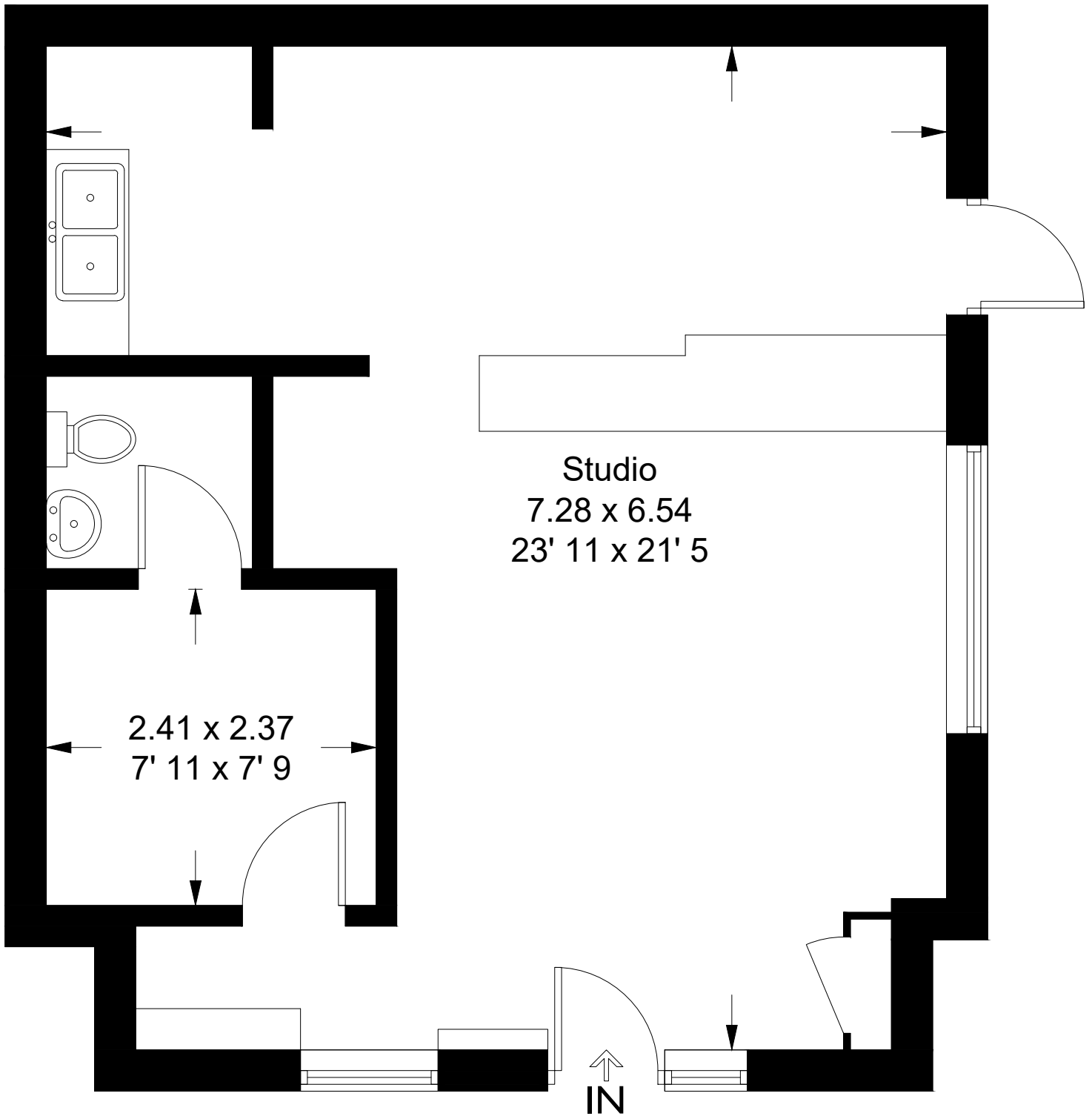
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Charcot Road

Approximate Gross Internal Area = 505 sq ft / 46.9 sq m



Ground Floor

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